

## VIII. Zoning and Design Overlay Zone

---

### Section 1. Title.

This ordinance shall be known as the "Isleta Boulevard and Village Centers Sector Development Plan"

### Section 2. Purpose.

The purpose of this sector is to:

- Protect the visual qualities that reflect the history and heritage of Isleta Boulevard
- Provide guidance to developers, design professionals, and property owners for new development, streetscape, and redevelopment projects
- Examine existing and future land uses in relation to economic development opportunities
- Examine existing and future land uses in relation to the revitalization of the adjacent properties and the efficient functioning of Isleta Boulevard
- Develop incentives to encourage commercial and mixed-use development for this area.

### Section 3. Interpretation and conflict.

- 1) Interpretation. The Zoning Administrator shall interpret the regulations and restrictions of this ordinance in accordance with the purposes and intent of this ordinance. Disagreement with the Zoning Administrator's interpretation may be appealed to the County Planning Commission and then to the Bernalillo County Commission pursuant to the Administration Section of this ordinance.
- 2) Conflict. The regulations, restrictions, and requirements of this ordinance shall be held to be the minimum standards to carry out the purpose of this ordinance. This ordinance is not intended to interfere with, abrogate, or annul any easement, covenant, or other agreement between parties, or other valid ordinances. Where this ordinance imposes a greater restriction upon the use of land or building, or upon the height of building, or requires larger open space than is imposed by other rules, regulations, easements, covenants, agreements, or ordinances, the provisions of this ordinance shall control.

## Section 4. Isleta Boulevard Mixed-Use Zone (M-U).

The purpose of the Isleta Boulevard Mixed-Use Zone is:

- To encourage well-designed and functional mixed-use areas, which meet the needs of the local communities;
- To promote residential as a vital and integral component of these mixed use zones;
- To protect and enhance the neighborhood area and the existing streetscape through appropriate design measures ensuring such aspects as privacy and solar access are not adversely affected by development;
- The consolidation and improvement of appropriately located, efficiently operated, commercial-based centers;
- The safe movement of vehicular and pedestrian traffic within and around these nodal points without the adverse intrusion of vehicles, particularly parking associated with these centers, throughout the adjoining residential neighborhoods.

### Application

These regulations shall be adopted for the designated M-U Zone

#### A. Location and Area

All areas currently zoned C-1 between the Village Centers

#### B. Land Uses

##### 1. Prohibited Uses

- a. Any use not designated a permissive use or conditional use in this zone
- b. Any use not recognized as customarily incidental to a permitted use in the zone
- c. Drive-through establishments such as restaurants, food store, banks, pharmacy or refreshment stand.
- d. Car Washes
- e. Construction Yards
- f. Service Stations or auto repair facilities

##### 2. Permissive Uses

- a. Institutions such as:
  - i. Clubs
  - ii. Library
  - iii. Museum
- b. Public parks and accessory uses customarily incidental to that use.
- c. Amateur Radio Antenna provided the antenna is no more than 65' in height
- d. Animal care, pet shops, grooming, including vet care
- e. Banking and lending institutions
- f. Child care facilities
- g. Health/fitness facility
- h. Galleries
- i. Light repair shops
- j. Light manufacturing
- k. Live/Work Space

- l. Medical or dental clinic
- m. Office and professional office space
- n. Outdoor events including festivals and street fairs
- o. Parking lots and parking structures
- p. Retail sales including:
  - i. Art, antique or gift shop
  - ii. Bakery goods shop or confectionary store wherein a majority of the products are sold on the premises and at retail.
  - iii. Beauty Parlor
  - iv. Book or stationary store
  - v. Church
  - vi. Clothing or shoes
  - vii. Drugstore
  - viii. Feed store
  - ix. Florist
  - x. Jewelry Store
  - xi. Notion Store
  - xii. Paint Store
  - xiii. Photography Store
- q. Grocery, fruit, vegetable or delicatessen store, meat market
- r. Hardware store
- s. Laundry
- t. Newsstand
- u. Nursery or Greenhouse
- v. Restaurant providing there is no drive-through
- w. Shoe repair, shoeshine shop or stand

3. Conditional Uses: The following use may be permitted if approved by the Zoning Administrator in accordance with procedure set forth by Section 24 of the Bernalillo County Code.

- a. Bar or lounge, liquor store
- b. Cleaning (clothes) agency or clothes pressing establishment provided that:
  - i. All activities are conducted within an enclosed building.
  - ii. Not more that three persons are engaged, exclusive of pressers and office, clerical or delivery personnel.
  - iii. The establishment is operated principally as a retail business, and
  - iv. That portion of the building in which any cleaning process is done shall be at least 50 feet away from any A-1, A-Z, R-1, A-2, M-H, or R-2 zone.
  - v. Garage or Automotive Repair provided it complies with the following:
  - vi. Any automotive repair shall be conducted within a completely enclosed building located at least 50 feet away from any A-1, A-Z, R-1, A-2, M-H, or R-2 zone.
  - vii. Storage of not more than five automobiles awaiting repair shall be permitted provided that the outdoor area in which such cars are stored shall be enclosed by a solid wall or fence at least six (6) feet high.
  - viii. Commercial animal establishment and nonprofit animal facility.
  - ix. Hospital for animals, kennels, provided there is no outside kennel or pen. Outside exercise runs may be provided and must comply with the following:

1. A run must be enclosed with a solid wall or fence at least six (6) feet high.
2. No animal shall be permitted to stay in the run overnight.

C. Height Regulations

1. The maximum height limit is twenty-six (26) feet for building and structures
2. Fences and Walls
  - a. No open fence shall exceed six (6) feet in height.
  - b. No solid wall or fence located within the rear or side setback shall exceed six (6) feet in height.
  - c. No solid wall or fence located within the front setback area shall be more than three (3) feet in height.
  - d. Single-family residence on Isleta Boulevard may erect a solid wall, up to six (6) feet in height, in front of the residence set back five (5) feet minimum from the right of way with landscaping/vegetation set by section 7.1.5

D. Area Regulations

1. Scale
  - a. The maximum lot size shall be a maximum of 3,500sq/ft footprint for stand-alone buildings or 7,000 sq ft footprint for separate adjoining businesses with 30 foot maximum width of establishment and façade variation or a maximum of 15,000 sq ft footprint for a local-serving grocery store
2. Setback limits apply to all buildings and/or structures
  - a. Maximum 20-foot front/plaza setback
  - Or
  - b. Maximum 30-foot front/plaza setback for eating establishments that provide outdoor seating in front

E. Signage (Section 7.1.1 of the Isleta Boulevard Design Overlay Zone)

F. Lighting (Section 7.1.2 of the Isleta Boulevard Design Overlay Zone)

G. Walls and Fences (Section 7.1.3 of the Isleta Boulevard Design Overlay Zone)

H. Parking (Section 7.1.4 of the Isleta Boulevard Design Overlay Zone)

I. Vegetation (Section 7.1.5 of the Isleta Boulevard Design Overlay Zone)

J. Residential Development (Section 7.1.6 of the Isleta Boulevard Design Overlay Zone)

K. Architectural Design (Section 7.1.7 of the Isleta Boulevard Design Overlay Zone)

L. Road Design (Section 7.1.8 of the Isleta Boulevard Design Overlay Zone)

M. Low-Impact Stormwater Drainage (Section 7.1.9 of the Isleta Boulevard Design Overlay Zone)

N. Trail Network (Section 7.1.10 of the Isleta Boulevard Design Overlay Zone)

## Section 5. Isleta Boulevard Village Center Zone (V-C).

The purpose of the Isleta Boulevard Village Center Zone is:

- To promote a more functional and attractive community by providing identity and character
- To visually connect with the history of the corridor
- To protect and enhance the neighborhood area and the existing streetscape through appropriate design
- To facilitating pedestrian activity
- To increase synergy between land uses and promote economic development where appropriate.

Each Village Center shall be a unique and identifiable place, landmark and destination for residents and shall be well connected to the surrounding neighborhoods and Isleta Boulevard.

### Application

These regulations shall be adopted for the designated V-C Zone

#### A. Location and Area

There are seven (7) Village Centers identified for this plan. These Village Centers include:

The Gateway Village Center: Includes parcels from those bordering Bridge to the north, the Riverside Drain on the east, Hartline Road to the west, and Waldie Road to the south.

The Armijo Village Center: Includes the old Armijo school, the Bernalillo County drainage site behind the school, Armijo Park, and parcels fronting Isleta within the noted borders.

The Arenal Village Center: Includes parcels currently zoned C-1 fronting the intersection of Isleta, Goff, and Arenal in addition to the land currently zoned A-1 west to the Beckham Lateral.

The Rio Bravo Commercial Center: Includes Isleta-fronting parcels currently zoned C-1 south of Bonaguidi (including R-1 special use permits) to the Pajarito Lateral (including the MH special use permit).

Adobe Acres Village Center: Includes parcels currently zoned C-1 fronting isleta from the Pajarito Lateral on the north to the Los Padillas drain to the south. The boundary also include Harrison school zoned A-1.

Pajarito Village Center: Includes fronting parcels on Isleta from Don Felipe on the north to Louise Ave. to the South.

Los Padillas Village Center: Includes fronting parcels on Isleta from Desiderio on the north to I-25 on the South.

#### B. Land Uses

1. Prohibited Uses

- a. Any use not designated a permissive use or conditional use in this zone
- b. Any use not recognized as customarily incidental to a permitted use in the zone
- c. Drive-through establishments such as restaurants, food store, banks, pharmacy or refreshment stand.
- d. Car Washes
- e. Construction Yards
- f. Service Stations or auto repair facilities

2. Permissive Uses:

- a. Institutions such as:
  - i. Clubs
  - ii. Library
  - iii. Museum
- b. Public parks and accessory uses customarily incidental to that use.
- c. Amateur Radio Antenna provided the antenna is no more than 65' in height
- d. Animal care, pet shops, grooming, including vet care
- e. Banking and lending institutions
- f. Child care facilities
- g. Health/fitness facility
- h. Galleries
- i. Light repair shops
- j. Light manufacturing
- k. Live/Work Space
- l. Medical or dental clinic
- m. Office and professional office space
- n. Outdoor events including festivals and street fairs
- o. Parking lots and parking structures
- p. Retail sales including:
  - i. Art, antique or gift shop
  - ii. Bakery goods shop or confectionary store wherein a majority of the products are sold on the premises and at retail.
  - iii. Beauty Parlor
  - iv. Book or stationary store
  - v. Church
  - vi. Clothing or shoes
  - vii. Drugstore
  - viii. Feed store
  - ix. Florist
  - x. Jewelry Store
  - xi. Notion Store
  - xii. Paint Store
  - xiii. Photography Store
- q. Grocery, fruit, vegetable or delicatessen store, meat market
- r. Hardware store
- s. Laundry
- t. Newsstand

- u. Nursery or Greenhouse
  - v. Restaurant providing there is no drive-through
  - w. Shoe repair, shoeshine shop or stand
3. Conditional Uses: The following use may be permitted if approved by the Zoning Administrator in accordance with procedure set forth by Section 24 of the Bernalillo County Code.
- a. Bar or lounge, liquor store
  - b. Cleaning (clothes) agency or clothes pressing establishment provided that:
    - i. All activities are conducted within an enclosed building.
    - ii. Not more than three persons are engaged, exclusive of pressers and office, clerical or delivery personnel.
    - iii. The establishment is operated principally as a retail business, and
    - iv. That portion of the building in which any cleaning process is done shall be at least 50 feet away from any A-1, A-Z, R-1, A-2, M-H, or R-2 zone.
  - c. Garage or Automotive Repair provided it complies with the following:
    - i. Any automotive repair shall be conducted within a completely enclosed building located at least 50 feet away from any A-1, A-Z, R-1, A-2, M-H, or R-2 zone.
    - ii. Storage of not more than five automobiles awaiting repair shall be permitted provided that the outdoor area in which such cars are stored shall be enclosed by a solid wall or fence at least six (6) feet high.
  - d. Commercial animal establishment and nonprofit animal facility.
  - e. Hospital for animals, kennels, provided there is no outside kennel or pen. Outside exercise runs may be provided and must comply with the following:
    - i. A run must be enclosed with a solid wall or fence at least six (6) feet high.
    - ii. No animal shall be permitted to stay in the run overnight.

### C. Height Regulations

- 1. The maximum height limit is twenty-six (26) feet for building and structures
- 2. Fences and Walls
  - a. No open fence shall exceed six (6) feet in height.
  - b. No solid wall or fence located within the rear or side setback area shall exceed six (6) feet in height.
  - c. No solid wall or fence located within the front setback area shall be more than three (3) feet in height.
  - d. Single-family residence on Isleta Boulevard may erect a solid wall, up to six (6) feet in height, in front of the residence set back five (5) feet minimum from the right of way with landscaping/vegetation set by section 7.1.5

### D. Area Regulations

#### 1. Scale

- a. The Gateway Village Center: Maximum building scale apply to all buildings and/or structures:
  - i. Maximum of 3,500 sq ft footprint for stand-alone building
  - Or
  - ii. Maximum 7,000 sq ft footprint for separate adjoining businesses with 30-foot maximum width of establishment and façade variation
  - Or
  - iii. Maximum of 15,000 sq ft footprint for a local-serving grocery store

- b. The Armijo Village Center: Maximum building scale apply to all buildings and/or structures:
  - i. Maximum of 3,500 sq ft footprint for stand-alone buildings  
Or
  - ii. Maximum 7,000 sq ft footprint for separate adjoining businesses with 30-foot maximum width of establishment and façade variation
- c. The Arenal Village Center: Maximum building scale apply to all buildings and/or structures:
  - i. Maximum of 10,000 sq ft in two-story buildings with a 5,000 sq ft footprint  
Or
  - ii. In special circumstances, maximum of 20,000 sq ft for a commercial business with special local employment-generating potential and local hiring policies
- d. The Rio Bravo Commercial Center: Maximum building scale apply to all buildings and/or structures:
  - i. Maximum of 99,999 sq ft
- e. The Adobe Acres Village Center: Maximum building scale apply to all buildings and/or structures:
  - i. Maximum of 3,500 sq ft footprint for stand-alone buildings  
Or
  - ii. Maximum 7,000 sq ft footprint for separate adjoining businesses with 30-foot maximum width of establishment and façade variation  
Or
  - iii. Maximum of 15,000 sq ft footprint for a local-serving grocery store
- f. The Pajarito Village Center: Maximum building scale apply to all buildings and/or structures:
  - i. Maximum of 2,500 sq ft footprint for stand-alone buildings  
Or
  - ii. Maximum 5,000 sq ft footprint for separate adjoining businesses with 30 foot maximum width of establishment and façade variation
- g. The Los Padillas Village Center: Maximum building scale apply to all buildings and/or structures:
  - i. Maximum of 3,500 sq ft footprint for stand-alone buildings  
Or
  - ii. Maximum 7,000 sq ft footprint for separate adjoining businesses with 30-foot maximum width of establishment and façade variation  
Or
  - iii. Maximum of 15,000 sq ft footprint for a local-serving grocery store
- 2. Setback limits apply to all buildings and/or structures
  - a. Maximum 20-foot front/plaza setback  
Or
  - b. Maximum 30-foot front/plaza setback for eating establishments that provide outdoor seating in front



- E. Signage (Section 7.1.1 of the Isleta Boulevard Design Overlay Zone)
- F. Lighting (Section 7.1.2 of the Isleta Boulevard Design Overlay Zone)
- G. Walls and Fences (Section 7.1.3 of the Isleta Boulevard Design Overlay Zone)
- H. Parking (Section 7.1.4 of the Isleta Boulevard Design Overlay Zone)
- I. Vegetation (Section 7.1.5 of the Isleta Boulevard Design Overlay Zone)
- J. Residential Development (Section 7.1.6 of the Isleta Boulevard Design Overlay Zone)
- K. Architectural Design (Section 7.1.7 of the Isleta Boulevard Design Overlay Zone)
- L. Road Design (Section 7.1.8 of the Isleta Boulevard Design Overlay Zone)
- M. Low-Impact Stormwater Drainage (Section 7.1.9 of the Isleta Boulevard Design Overlay Zone)
- N. Trail Network (Section 7.1.10 of the Isleta Boulevard Design Overlay Zone)

## **Section 6. Isleta Boulevard Agricultural Zone (A-Z).**

The purpose of the Isleta Boulevard Agricultural Zone is:

- To eliminate the encroachment of land uses which are incompatible with the long-term agricultural use of land.
- To preserve the maximum amount of the limited supply of agricultural land in order to conserve the County's economic resources which are vital for a healthy agricultural economy within the County.
- To discourage the premature and unnecessary conversion of agricultural land to urban uses, which will benefit the residents of urban areas and which will prevent unnecessary increases in the costs of providing community services to urban residents.
- To assure the preservation of agricultural lands which have a definite value as open space and for the production of agricultural products, so as to preserve an important physical, social, esthetic and economic asset of the residents of the County.

### **Application**

These regulations shall be adopted for the designated Agricultural Zone

#### **A. Location and Area**

All parcels currently zoned A-1 and included in the Agricultural Zone map found in this sector plan.

#### **B. Land Uses**

1. Prohibited Uses

- a. Any use not designated a permissive use or conditional use in this zone
- b. Any use not recognized as customarily incidental to a permitted use in the zone
- c. Drive-through establishments such as restaurants, food store, or refreshment stand.

2. Permissive Uses

- a. The raising of any type of field, truck or orchard crop and horticultural specialties;
- b. The raising of livestock, except stockyards;
- c. Processing of products produced on the premises except commercial animal slaughter;
- d. One-family dwellings and farm employee housing which are incidental to a permitted use or a conditional use;
- e. Roadside stands for the sale of agricultural produce grown on the site;
- f. Incidental and accessory structures and uses located on the same site with a permitted use, including swimming pools used solely by persons residing on the site and their guests;
- g. Signs subject to the provisions found in Sense of Place
- h. Other uses similar in nature and intensity as determined by the county planner.

3. Conditional Uses: The following use may be permitted if approved by the Zoning Administrator in accordance with procedure set forth by Section 24 of the Bernalillo County Code.

- a. Public and private open recreational facilities, but not including recreational uses conducted within buildings;
- b. Public uses of an administrative, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations, ambulance service and other public buildings, structures and facilities;
- c. Cemeteries;
- d. One additional residences as needed for an agricultural assistant who must maintain a residence upon the site in order for the agricultural operation to operate efficiently;

**C. Height Regulations**

- 1. The maximum height limit is twenty-six (26) feet for building and structures

2. Fences and Walls

- a. No open fence shall exceed six (6) feet in height.
- b. No solid wall or fence located within the rear or side setback are shall exceed six (6) feet in height.
- c. No solid wall or fence located within the front setback area shall be more that three (3) feet in height.
- d. Single-family residence on Isleta Boulevard may erect a solid wall, up to six (6) feet in height, in front of the residence set back five (5) feet minimum from the right of way with landscaping set by section 7.1.5.

**D. Area Regulations**

- 1. Scale limits apply to all buildings and/or structures
  - e. Residential building floorplates shall not exceed 5,000 square feet
- 2. Setback limits apply to all buildings and/or structures

- a. 100' minimum front setback to define corridor and conform with traditional patterns  
Or
- b. Agricultural-related uses may be located within the front 100' of the lot given that they are directly contributing to agricultural production on the site.  
Or
- c. Smaller setback can be used if lot does not allow for 100' minimum setback, as approved by the Zoning Administrator  
And
- d. 20' maximum setback from local access roads to encourage cluster development  
And
- e. 10' side and 25' minimum rear setback required for buildings in Agricultural Zone  
Or
- f. Zero lot line construction allowed for town houses and single-family detached subdivisions

E. Cluster Development

1. Cluster Regulations

- a. Lots of three acres or more subdivided after the adoption this ordinance shall be clustered with a minimum parcel size of 2,500 sq/ft and a maximum of 21,300 sq/ft  
And
- b. Lots shall be contiguous with one another unless the natural environment dictates creating a small number of separate clusters as approved by the zoning administrator  
And
- c. A mixture of lot sizes and housing types is strongly encouraged  
And
- d. Development plan shall take advantage of the natural topography  
And
- e. Driveways and garages shall be located on the sides of houses away from public roads  
And
- f. Cluster design shall minimize paved surfaces in order to promote groundwater recharge

2. Open Space

- a. A minimum of 50% of A-1 parcels being subdivided shall be preserved in perpetuity as open space and land protection by one of the following mechanisms:
  - i. Conservation easements recorded in the deed
  - ii. Agreement of the County or land trust to assume ownership and maintenance
  - iii. Dedication to a homeowners association to maintain land and open space  
And
  - iv. In cases where ownership of open space is not conveyed to the County, landowners shall be responsible for maintenance of the land so as to protect public health and safety and maintain a traditional semi-rural character  
And
  - v. Open space shall be planned as large contiguous areas where possible. If open space is provided in more than one parcel, these shall be linked by open space corridors at least 10' wide that can serve as potential wildlife corridors or recreational trails

### 3. Open Space Requirements and Incentives

Open Space Dedication	Unit Increase	Sample Increase for 10-acre Subdivision	Approximate Average Lot Size
50 percent	10%	1 additional unit	19,200 square feet
60 percent	20%	2 additional units	13,950 square feet
70 percent	30%	3 additional units	9,630 square feet
80 percent	40%	4 additional units	5,940 square feet
90 percent	50%	5 additional units	2,700 square feet

F. Signage (Section 7.1.1 of the Isleta Boulevard Design Overlay Zone)

G. Lighting (Section 7.1.2 of the Isleta Boulevard Design Overlay Zone)

H. Walls and Fences (Section 7.1.3 of the Isleta Boulevard Design Overlay Zone)

I. Parking (Section 7.1.4 of the Isleta Boulevard Design Overlay Zone)

J. Vegetation (Section 7.1.5 of the Isleta Boulevard Design Overlay Zone)

K. Residential Development (Section 7.1.6 of the Isleta Boulevard Design Overlay Zone)

L. Architectural Design (Section 7.1.7 of the Isleta Boulevard Design Overlay Zone)

M. Road Design (Section 7.1.8 of the Isleta Boulevard Design Overlay Zone)

N. Low-Impact Stormwater Drainage (Section 7.1.9 of the Isleta Boulevard Design Overlay Zone)

O. Trail Network (Section 7.1.10 of the Isleta Boulevard Design Overlay Zone)

## Section 7. Isleta Boulevard Design Overlay Zone.

### 7.1.0 Isleta Boulevard Sense of Place

The following design overlay standards will apply to all parcels located in the Isleta Boulevard and Village Center Sector Development Plan. The Isleta Boulevard Design Overlay Zone Includes:

- Signage
- Lighting
- Walls and Fences
- Parking
- Vegetation
- Residential Subdivision Development
- Architectural Design
- Road Design
- Stormwater Drainage
- Trail Network

### 7.1.1 Signage

The purpose of this ordinance is to regulate the size and certain features of signs in order to increase safety to life and property, to reduce unnecessary distractions along public road rights-of-way, and to assure the continued attractiveness and historic sense of Isleta Boulevard. These signage standards are developed to:

- Enhance and protect the physical appearance of Isleta Boulevard and the Village Centers
- Protect property values of both businesses and residences
- Promote and maintain visually attractive residential, retail, and commercial districts within Village Centers
- Provide an effective means of way-finding in the community.
- Afford the community an equal and fair way to advertise and promote its products and services.
- Reduce sign clutter and the distractions and confusion that may be contributing factors in traffic congestion and accidents, and maintain a safe and orderly pedestrian and vehicular environment.
- Minimize the disruption of the scenic views that protect important community values when maintained.
- Afford businesses, individuals, and institutions a reasonable opportunity to use signs as an effective means of communication

#### Signage Policy

- 1) **Regulation: Maintain traditional signage types along Isleta.** Traditional forms of signage on Isleta Boulevard include wall signs, monument signs, and low-profile signs. Local businesses are encouraged to rehabilitate and reuse old signs or use models of older signage for new businesses. Signage should follow one of these patterns as well:

- a) **Permissive Signs**

- i) **Wall Signs:** Any sign directly attached to an exterior wall of a building or dependent upon a building for its support with its exposed face parallel or approximately parallel to the plane of the building or structure on which it is placed. Signs directly painted on walls shall be considered wall signs.

No wall sign shall project more than 18 inches from the building wall. Further, no wall sign or its supporting structure shall cover any window or part of a window, nor shall it extend beyond the highest point of a roofline, parapet, or mansard roof. Canopy and awning signs may be substituted for part or all of the allowable wall signage per premises. Signs may be painted or printed onto a canopy or awning.



Example of a wall sign

- ii) **Monument Signs:** A sign in which the bottom of the sign is flush with the ground and the vertical dimension is greater than the horizontal dimension.

All ground-mounted signs shall be located behind and not extend into the street right-of-way. All signs greater



Example of a monument sign

than two and one-half (2-1/2) feet in height as measured from the grade of the road shall be located a minimum of ten (10) feet behind the street right-of-way. The clearance under ground-mounted signs shall not exceed two feet. No ground-mounted sign shall be greater than (4) by (6) feet.

- iii) Low Profile Signs: A sign whose face is suspended from a support arm at a right angle from a ground-mounted pier, pillar, column, or pole. No ground-mounted sign shall be greater than (4) by (6) feet.

#### b) Conditional Signage

- i. Neon Signs: A sign that utilizes neon as part of its face. Neon signs will be allowed only in specific Village and Commercial Centers including:
  - o Gateway Village Center
  - o Arenal Village Center
  - o Rio Bravo Commercial Center
- ii. Portable Sign: A sign designed to be moved easily and not permanently affixed to a structure or the ground, and that does not exceed (6) square feet in area.
  - a. One (1) portable sign per parcel, not exceeding (6) square feet in area per sign and set back at least (10) feet from the road right of way line. No electrical cord attached to the sign shall extend more than (7) feet and signs shall not be permitted to display more than (30) days of a calendar year.



Example of a low profile sign

#### c) Prohibited Signage

- i) In order to protect Isleta Boulevard's semi-rural character, new billboards shall not be permitted.
- ii) In order to protect Isleta Boulevard's semi-rural character, new vinyl backlit signs will not be permitted.
- iii) In order to protect Isleta Boulevard's semi-rural character, Neon signage is not permitted along the Isleta corridor except in the Gateway, Arenal, and Rio Bravo Village Centers.
- iv) All non-conforming commercial signs (including billboards, vinyl backlit, and neon signs) installed prior to the effective date of the sector plan shall be removed from the Isleta corridor within 15 years.



Billboards and vinyl signs will be prohibited

#### 7.1.2 Lighting

It is the purpose of this section to preserve the character of the South Valley and Isleta Boulevard by minimizing light pollution.

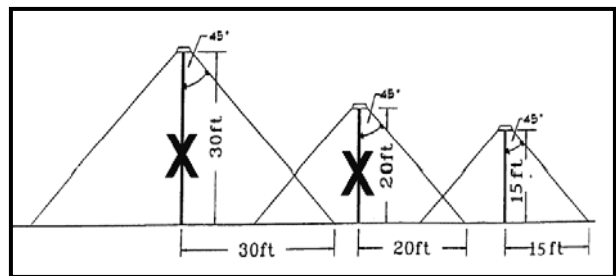
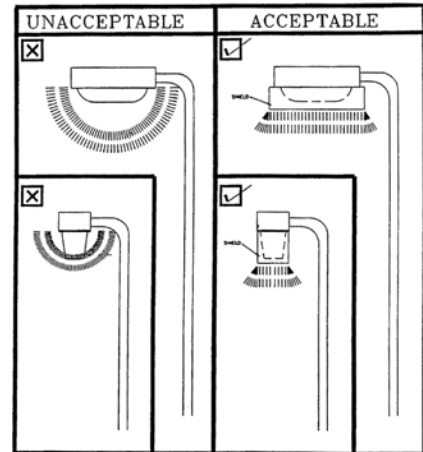
The purpose of the lighting standards are designed to:

- Preserve the unique character of the South Valley

- Minimize light pollution
- Promote energy efficiency
- Respect historic character
- Provide enjoyment of the night sky.

#### Lighting Policy

- 1) **Regulation:** Development shall use the minimum amount of light needed to meet the lighting criteria
- 2) **Regulation:** Development shall use shielded outdoor light fixtures so that light is directed downward and so that the source of illumination is not visible from any adjacent property or right-of-way.
- 3) **Regulation:** No overhead lighting is allowed on residential and commercial parcels except for shielded, downward focused pedestrian-scale lighting (approximately 10-15 feet in height).
- 4) **Regulation:** To help implement statewide dark skies recommendations, all existing overhead outdoor lighting fixtures shall be converted to shielded, downward focused lighting by 2015.
- 5) **Regulation:** Interior walkways and parking spaces in multi-unit residential developments shall be lighted to improve safety.



#### **7.1.3 Walls and Fences**

The purpose of the walls and fences ordinance is to ensure safe sight lines and to minimize the potential negative visual impact or hazards of high or unsightly fences, walls and/or retaining walls. It is the intent of this ordinance to:

- Maintain architectural compatibility throughout the Isleta corridor.
- Provide vehicular and pedestrian safety through safe fence placement and height that allows proper visibility standards
- Create a more walkable and healthy community

#### Wall and Fence Policy

- 1) **Regulation: Reduce Visual Monotony:** Fencing and walls along Isleta Boulevard greater than thirty (30) feet in unbroken length shall be designed to increase shadow patterns, provide interesting visual effects, and avoid the “tunnel effect,” placing one of these elements every ten (10) feet of fencing or wall structures.
- 2) **Regulation: Protect Viewsheds:** In order to protect open space viewsheds, walls or fences must not be higher than 3 feet if they are within 30 feet of Isleta Boulevard or if a wall would obstruct an existing view of agricultural land for more than 20 feet.



- a. *Front Yard.* Any fence or wall facing Isleta Boulevard or Village Center Plaza shall not be higher than three (3) feet at any point.
- b. *Backyard.* Any fence or wall along the rear of the property line shall not be higher than six (6) feet.
- c. *Side Yard.* Any fence or wall along the side of the property line shall not be higher than six (6) feet and dropped to three (3) feet in height at the front setback line.

- 3) **Regulation: Use Traditional Materials.** Walls within 30 feet of Isleta Boulevard shall be built of adobe, stuccoed cinderblock, split-face CMU, or stuccoed straw bale so as to resemble adobe. Pole-and-wire livestock fencing is also allowed. No plain cinderblock or concrete walls shall be constructed in these locations. Fences within 30 feet of public roadways shall be made of wood in traditional styles. No chain link or barbed wire is allowed.



Example of a wall that people felt had good elements

#### 7.1.4 Parking

These standards are intended to ensure that off-street parking areas are designed to be safe, accessible, convenient and attractive. The purposes of these parking standards are to:

- Reduce impervious parking surface
- Minimize the size of parking lots through the use of different tools such as maximum parking requirements and shared parking
- Provide a more safe and walkable environment for local residents
- Look toward future transportation solutions when building today

#### Parking Policy

- 1) **Regulation:** Parking lots shall protect the historic character of Isleta Boulevard and maintain a pedestrian-friendly environment:
  - a) Individual parking lots shall not exceed 3,000 square feet in size (about 15 spaces) except in Village Centers, where individual lots may not exceed 5,000 square feet.
  - b) Parking lots shall provide landscaping planted with shade-producing trees and other vegetation (grasses and shrubs), for example in the form of landscaped header strips, planter strips between groups of stalls, and islands, equal to at least 10 percent of the surface used for parking and access.
  - c) Apply maximum parking standards to new developments (See following table) except, businesses must provide handicapped spaces as required in the Bernalillo County Zoning Ordinance and provide at least one (1) employee parking space.
  - d) No minimum parking space requirement along the Isleta corridor.

Maximum parking space requirements (#s do not include employee or handicapped spaces)
Businesses less than 2,000 sq ft can have no more than 1 space per 200 sq ft of retail
Businesses between 2,000-5,000 sq ft can have no more than 1 space per 300 sq ft of retail
Businesses over 5,000 sq ft can have no more than 1 space per 400 sq ft of retail
Food-related businesses (grocery stores or restaurants, for example) can have no more than 1 space per 200 sq ft of retail

- 2) **Guideline:** Parking lots shall utilize permeable material such as crusher fines, gravel, or hollow pavers where appropriate:
  - a) Impermeable surfaces shall cover less than 50 percent of any lot.
  - b) Runoff shall be handled on site through use of permeable surfaces and provision of swales and other landscaped infiltration areas.
- 3) **Guideline:** To allow for a more effective use of parking spaces, shared parking will be encouraged. Shared parking will be allowed when meeting the following standards and criteria:
  - a) When two or more land uses or uses within a building have distinctly different hours of operation (e.g., office and church), such uses may develop shared parking agreements to satisfy the standards of this title.
  - b) Only 60 percent of the required parking of any single land use may qualify for shared parking; in other words, 40 percent of any required parking of any single land use must be met on-site while the remainder can be met through shared parking agreements.

#### 7.1.5 Vegetation/Landscaping

The purpose of this section is to establish criteria for planting design, parking lot landscaping, and vegetation preservation. It is the intent of this section to:

- Create appropriate visual character along Isleta Boulevard
- Utilize different forms of native vegetation
- Preserve vegetation that has shaped the sense of place along Isleta Boulevard

#### Vegetation Policy

- 1) **Regulation:** A minimum of twenty (20%) percent of the unbuilt area of any lot shall be landscaped in a manner in accordance with this plan
  - a) Landscaping can consist of trees, shrubs, ground cover, or other low growing plants and may include natural or manufactured materials such as rocks and gravel.
  - b) Rock and gravel may only comprise no more than twenty-five (25%) of the landscaped area.

- 2) **Regulation: Preserve Heritage Trees and Vegetation/Add New Landscaping**
  - a) Subdivision plats shall preserve existing vegetation along acequias and between agricultural fields to the greatest extent possible.
  - b) Cottonwood trees in excess of 12 inches in diameter shall not be removed. If it is necessary to cut down a mature cottonwood tree as determined by the zoning administrator, a cottonwood must be replanted in its place.
  - c) Applications for use permits involving substantial remodeling (alterations in lot coverage exceeding twenty percent (20%) of the lot area) shall include a landscaping plan for the site.
  - d) At least 50 percent of walkways and park areas created within residential developments shall be shaded at maturity of plantings during summer months.
  - e) Cottonwoods and use of other native species to the extent possible. The recommended native species are listed below:
  
- 3) **Options: Landscaped material should derive from the recommended plant list including:**
  - a) Large/Medium Trees
    - Populus spp. (cottonwood)
    - Fraxinus velutina (Arizona ash)
    - Platanus wrightii (Arizona sycamore)
    - Celtis reticulata (palo blanco, netleaf hackberry)
    - Quercus gambelii (Gambel oak)
  
  - b) Small Trees
    - Chilopsis linearis (desert willow)
    - Forestiera neomexicana (New Mexico olive)
    - Fraxinus spp. (Fragrant ash)
    - Prosopis spp. (Honey mesquite)
    - Robinia neomexicana (New Mexico locust)
    - Alnus tenuifolia (New Mexico alder)
  
  - c) Shrub
    - Fallugia paradoxa (Apache plume)
    - Budleya spp. (butterfly bush)
    - Ribes spp. (currant, gooseberry)
    - Salvia spp. (sage)
    - Artemesia spp (sage)
    - Mahonia spp, Yucca spp., Penstemon spp. (Mountain penstemon)
    - Sambucus caerulea neomexicana (Mexican elder)
    - Atriplex canescens (Fourwing saltbush)
  
  - d) Grasses
    - Nerissa tenuissima (needlegrass)
    - Muhlenbergia spp. (deergrass)
    - Boutelona spp. (gramas)
    - Buchloe dactyloides (buffalo grass)
    - Oryzopsis hymenoides (Indian ricegrass)
    - Hilaria jamesii (galleta)
    - Aristida longiseta (purple threeawn)

*Nolina microcarpa* (beargrass)

e) Annuals

*Helianthus annuus* (New Mexican sunflower)  
*Ratibada columnifera* (coneflower, Mexican hat)  
*Castilleja integra* (Indian paintbrush)  
*Datura Meteloides* (jimsonweed)  
*Achillea* spp. (wooly yarrow)  
*Linum perenne* (blue flax)  
*Salvia* spp. (sage)  
*Erysimum capitatum* (western wallflower)  
*Ipomopsis aggregata* (red rocket, scarlet gilia)  
*Geranium richardsonii* (geranium; cranesbill)  
*Alcea rosea* (hollyhock; not native but traditional in New Mexico)

### 7.1.6 Residential Subdivision

The residential subdivision policies in this plan are developed to:

- Maintain a traditional form and scale of housing structures in the South Valley
- Promote an opportunity for more affordable housing through smart design
- Promote a walkable and healthy community

#### Residential Subdivision Development Policy

1) **Regulation:** Create a Strong Relationship to the Street

- a) To help frame the street and create a more pedestrian-oriented sidewalk environment, dwellings shall be set back no more than 30 feet from streets and shall provide a landscaped yard in front.
- b) Residential dwellings shall face roadways with entrances visible from the street.
- c) If more than one row of dwellings is being created, interior rows shall face interior streets with entrances fronting those streets.
- d) Parking and garages shall be behind residential buildings so as to be minimally visible from the street.
- e) Porches, balconies, and terraces fronting public streets are strongly encouraged.
- f) Include sidewalks and landscaping along the street

2) **Regulation:** Sidewalks at least 6 feet wide shall be provided along all public roadways in Village Centers.

- a) Along main streets such as Isleta Boulevard and Arenal, sidewalks shall be separated from the roadway by a planting strip at least 6 feet wide.
- b) The planting strip shall be irrigated and landscaped with drought-tolerant vegetation as described elsewhere in this plan. Where feasible, the planting strip should serve runoff infiltration purposes as well.

3) **Regulation:** Maintain Traditional Building Height and Form

- a) Structures may not exceed 26 feet in height. (Current residential uses in C-1 areas are subject to R-2 restrictions that allow higher than 26 feet if building envelope remains within a 45 degree angle from surrounding differently zoned parcels.)
- b) Residential building floorplates shall not exceed 5,000 square feet.

- 4) **Regulation:** Utilize Traditional Architectural Styles (As defined in section 7.1.7 of this Sector Plan)
- 5) **Regulation:** Minimize Fences and Walls (As defined in section 7.1.3 of this Sector Plan)
- 6) **Regulation:** Minimize Parking Impacts and Asphalt Paving
  - a) Impermeable surfaces shall cover less than 50 percent of any lot.
  - b) Parking lots South of Lakeview shall be surfaced with permeable surfaces (crusher fines, earth, gravel, permeable asphalt or concrete).
  - c) For multifamily dwelling units provided in a transit-accessible location (within ¼ mile of Isleta Boulevard) or for senior housing, only one parking space per unit is required for studio and one-bedroom units.
  - d) Individual parking lots shall not exceed 3,000 square feet in size (about 15 spaces).
  - e) Parking stalls shall be fronted with a landscaped header strip at least 6 feet wide planted with shade-producing trees and other vegetation as appropriate (shrubs, grasses, and annuals).
  - f) A landscaped planter strip at least 4 feet wide shall be included between every 5 parking stalls, containing shade-producing trees and other vegetation.
- 7) **Regulation:** Create Pedestrian Access Through Multi-Unit Residential Developments
  - a) Pedestrian paths and public rights-of-way shall be maintained through multiple unit residential developments, and shall connect to surrounding streets.
  - b) Streets within residential developments shall have sidewalks on both sides.
- 8) **Regulation:** Create Connecting Interior Roads
  - a) Where a large parcel allows creation of internal roads, these shall be of a connecting grid pattern rather than cul-de-sacs, and if possible shall connect up to surrounding streets.
  - b) To use land efficiently and minimize paved surfaces, internal roads shall be no more than 26 feet wide.
  - c) Runoff from roadways shall be handled on-site through use of permeable surfaces and provision of swales and other landscaped infiltration areas.
- 9) **Regulation:** Ensure Open Space Around Dwellings
  - a) A minimum of 20 percent of each multifamily lot shall be landscaped open space accessible to residents.
  - b) For developments of more than 20 units, shared common space with playground facilities, attractive landscaping, and shared common space with playground facilities, attractive landscaping, and shade trees shall be created at the center of the development.
- 10) **Regulation:** Utilize Low-Impact Lighting (As defined in section 7.1.2 of this Sector Plan)





### **7.1.7 Architectural Design**

The architectural design policies in this plan are developed to:

- Maintain a traditional form of building structure design in the South Valley.
- Create a coherent architectural style throughout Isleta Blvd.

### **Architecture Design Policy**

- 1) **Regulation:** All mains structures visible from Isleta Boulevard in the M-U, V-C and A-Z Zones constructed after the adoption of this Ordinance shall incorporate one of the following architectural styles or a combination thereof. The architecture of new commercial or residential structures shall follow traditional precedents as shown by the following options (see table on following page):

<b>Building Design Options for the Isleta Corridor</b>	
<p><b>Spanish Colonial</b></p> <p>Flat roofed with low rounded parapets. Material is block adobe with stucco or mud plaster.</p> <p>Usually has only an outside door to each room and few very small windows. Wood details include projecting vigas, canales, and portales.</p>	
<p><b>Pueblo Revival</b></p> <p>Based on, and a combination of, early New Mexican Pueblo and Spanish buildings; flat roofed with rounded parapets; earth toned sloping walls; one to two stories in height, upper story is usually set back. Portales have log posts and wood beams. Details also include vigas, canales and exposed wood lintels above the window.</p>	
<p><b>Territorial</b></p> <p>Flat roofed, sometimes with brick coping edging the parapet; multi-paned windows, and sometimes shutters; main entries feature sidelights and a top light. Details include pedimented lintels over windows and doors, and portales with squared posts.</p>	 <p>Northern NM Sw Style</p>
<p><b>Northern New Mexico</b></p> <p>Pitched or hipped roof (often of raised ridge metal roofs with a slope of 45 degrees); earth toned adobe or stucco façade. Details include porches with deep portales, decorative woodwork and posts and corbels.</p>	

### 7.1.8 Road Design

The purpose of this section is to improve the quality of life for the residents of the South Valley by calming traffic, increase mobility and provide better access for pedestrians along Isleta Boulevard.

#### Road Design Policy

- 1) **Regulation:** Maintain the semi-rural design of Isleta Boulevard south of Rio Bravo
  - a) Retrofit of existing secondary roads and construction of any new roads proposed in subdivision requests shall utilize roadway designs intended to maintain a traditional rural character and ensure moderate speeds.
  - b) Lane widths shall be no greater than 10.5 feet and total roadway widths no greater than 26 feet.
  - c) Curb-and-gutter treatment of road edges shall be avoided on Isleta Boulevard south of Lakeview.
  - d) Drainage of roadway runoff shall take place locally by ensuring that pavement drains to each side and infiltration swales of a size appropriate to the local soil type and infiltration characteristics are utilized
  - e) Pedestrian/equestrian paths at least 6 feet shall be provided on both sides of roads, using crusher fines, sand, or other porous materials. Where possible, these paths should be separated from the roadway by a planting strip at least 6 feet wide, which can also serve as an infiltration swale for roadway runoff
- 2) **Guideline:** Vegetation used for street design along the Isleta corridor should be listed in the approved planting list found in this sector plan
- 3) **Guideline:** Street trees should be planted to enhance the Isleta corridor's rural character and to provide shade
- 4) **Guideline:** Reduce the speed by which automobiles travel along Isleta Boulevard
  - a) Speed limits currently posted at 45 miles per hour should be reduced to no more than 35 miles per hour.
- 5) **Guideline:** Change the feel of the street through design or redesign
  - a) Street design should be compatible with the character of the neighborhood



### 7.1.9 Low-Impact Stormwater Drainage

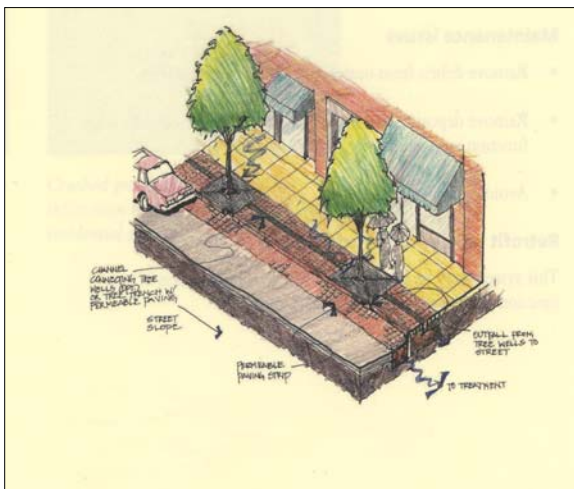
The purpose of local stormwater drainage policy is to improve the quality of life and protect the sense of place along the Isleta corridor by utilizing simple and effective low-impact stormwater drainage management techniques.

#### Low-Impact Storm Water Drainage Policy

- 1) **Requirement:** All new development and subdivisions shall accommodate runoff as close as possible to where it is generated in an effort to minimize induced drainage costs and to maintain historic runoff patterns using one of the following options:
  - a) **OPTIONS:**
    - i) **Filter strips and swales:** These can include vegetated landscape features with smooth surfaces and a gentle downhill gradient to drain water evenly off impermeable surfaces, mimicking natural drainage patterns.
    - ii) **Filter drains and permeable porous permeable surfaces:** These would allow rainwater and runoff to infiltrate into permeable material
    - iii) **Infiltration devices:** Devices would include below-ground or surface structures to drain water directly into the ground.



Swales allow stormwater to gather and infiltrate into the ground



Street tree wells sending road runoff into swales



Crushed gravel allows stormwater infiltration



- b) **Applicability:** These regulations shall apply to the following:
  - i) All buildings erected, parking lots constructed, or alterations in lot coverage exceeding twenty percent (20%) of the lot area occurring after adoption of the Ordinance, in the V-C, M-U, or A-Z zones.
  - ii) Expansion of existing commercial development in which the square footage of a structure, lot coverage, or parking area is increased by twenty percent (20%) or more.
- 2) **Guideline:** Maintain natural vegetation cover in order to enhance soil stability and health.
  - a) **Incentive:** If proper drainage is met, a larger setback or more parking spaces may be negotiated with the County.

### 7.1.10 Trails

The purposes of these standards are to promote trail networks in order to:

- Allow for safe pedestrian activity
- Promote the utilization of local amenities such as the acequia
- Encourage physical health of the community

#### Trail Network Policy

- 1) **Regulation:** All new development and subdivisions shall retain existing access or to provide new ditch access, where appropriate, for open space and irrigation purposes.
- 2) **Guideline:** In order maintain a healthy quality of life for area residents and to facilitate opportunities to promote a safe and healthy environment in the form of walking trails, Bernalillo County should promote a Trial Network Plan that seeks connections between the Isleta Boulevard Village Centers and their services.
  - a) Bernalillo County should work with County and City Planning departments, County and City Parks and Recreation Departments, County and City Public Works Departments, the Albuquerque Metropolitan Arroyo Flood Control Authority, and the Middle Rio Grande Conservancy District in order to locate design and construct a trail system around each of the Village Centers.
- 3) **Guideline:** Bernalillo County or other affected agencies should take over the responsibility of liability from the Middle Rio Grande Conservancy District for the ditch/canal banks for the use of walking trails.
- 4) **Guideline:** A trail system should be constructed in a manner that is accessible and that preserves the historic character of the South Valley.